

**DISTRICT ADVISORY BOARD  
DISTRICT IV**

March 7, 2001 - 7:00 p.m.  
Stanley/Aley Community School Center, 1749 South Martinson  
[www.wichitagov.org](http://www.wichitagov.org)

**Members Present**

Paul Ward  
Dorman Blake  
Wayne Wells  
Ed Koon  
Tom Kessler  
Council Member Bill Gale

**Members Absent**

June Bailey  
Iola Crandall  
Chris Carraher  
Bea Vickers  
Jerry McGinty

**Staff**

Off. Richard Mellard, Police  
Dale Miller, Planning  
Kurt Schroeder, Central Inspection  
Roy Johnson, Housing  
Dwain Diehl, Police  
Dana Brown, City Manager's Office

**ORDER OF BUSINESS**

**Call to Order**

**Council Member Bill Gale** called the meeting to order, explaining the purpose of the District Advisory Board as representatives of District IV residents who provide input for consideration in City Council actions. Council Member Gale stated that because only five board members were in attendance for tonight's meeting, a quorum did not exist. Therefore, the Board could provide comments regarding the issues but no voting for recommendations could take place.

**Approval of Minutes**

**Council Member Gale** asked for approval of the minutes for the February 7, 2001 meeting. A correction was noted in the Community Policing Report. The minutes should read that Wells asked about attendance for the meeting regarding burglaries along South Seneca and Broadway; Wells was cited as the board member requesting the information.

**Approval of Agenda**

**Council Member Gale** noted that an additional item of Windridge Apartments would be added as 3(a) under New Business. He also stated that the agenda might need to be adjusted according to staff availability for presentation.

**Public Agenda**

**David Dennis**, a member of the public, stated that Seneca & 147<sup>th</sup> Street, south of MacArthur, was not getting sanded during the ice and freezing rain. Officer Mellard noted that he had closed down the street during the recent icy conditions due to not being sanded. **Council Member Gale** asked staff to notify Public Works.

**Donnah Taylor**, a member of the public, stated that City staff may not be aware of newly annexed areas as her area of residence near 63<sup>rd</sup> & 155<sup>th</sup> does not receive the City services that other established areas receive. **Council Member Gale** asked staff to check into the notification process for City Departments about newly annexed areas.

### **Planning Agenda**

#### **CON2001-00005: Conditional Use for a 150' communication tower on property zoned "SF-6" Single Family Residential.**

**Dale Miller, Planning Department**, presented information on the Conditional Use request to permit construction of the tower at the general location of south of 35<sup>th</sup> Street and east of Glenn. The tower would be utilized as part of a wireless phone system of Cricket Communications. Miller stated that the Planning staff had recommended support of the request based on the conditions outlined in the staff report, and that Metropolitan Area Planning Commission (MAPC) had approved with those conditions.

**Greg Ferris, agent for M & P Towers and Cricket Communications**, explained that finding an acceptable site for this tower had been difficult. He stated that first request had been for a site at Second Street & Seneca but MAPC had recommended that the tower be placed south of Highway 235 instead. Ferris said that Cricket Communications had found property at approximately 1 ½ mile north of Highway 235, with the closest residential area approximately 250 feet from the site. He stated that the conditions included screening with landscaping and that additional trees and evergreen screening was planned. Ferris further explained that the monopole design complies with the Master Wireless Communication Plan, and that Planning staff had supported the request and approved by MAPC. He reported that the monopole would not have guy wires and that property values would not be negatively impacted. He also stated that no health or safety issues exist. Traffic may increase during construction but after established, the maintenance would not require more than two trips weekly for the property owner. In addition, Ferris reported that the property owner is planning some development around the tower.

**Council Member Gale** asked the Board if they had questions. Having none, stated that any members of the public could ask questions, first stating their name and address.

**Allan Hoyle, 1808 W. 35<sup>th</sup> Street S.** stated that he did not want the tower there. **Matt Homberger, 1814 W. 35<sup>th</sup> Street**, stated that he was concerned about cell phone emissions and whether they could cause cancer. He also stated that the site is in the path of a recent tornado. He said he had tried to visit with people working at the site but didn't think they were very cooperative; they had cut down trees, and the cut wood had not been removed yet. He noted that children played in the area and it would be unsafe for them. He asked what the height of the fence would be. **Ferris** replied that the fence would be six-eight feet in height, and reminded the area residents that the site is private property and the children should not play there. **Homberger** stated that all of the trucks on the unpaved roads had already caused ruts and that it would just get worse. **Delmar Campbell, 3572 Downtain**, stated that the area was designed as a drainage area and he had concerns about how this would impact drainage in the area. **Ferris** stated that the drainage easement is 150 feet away from the site. **Butch Morris, 1722 W. 35<sup>th</sup> Street**, stated that he planned to fix up his home in the area to sell and he had concerns about how the tower might impact the value. He also stated that he had other concerns: street conditions; tree limbs left in the street; trashy area; and, unsafe conditions for children. He stated that he was most bothered because he had not received any notification of the intent to rezone.

**Action: Receive public comments.**

**ZON2000-00054 – Zone change from “SF-6” Single Family Residential to “MH”**

**Manufacturing Housing**

**Dale Miller, Planning**, presented information on the requested zone change at the general location of south of 47<sup>th</sup> Street South on the east side of Seneca for development of a manufactured home park (MPH). He stated that the case had been deferred several times to provide time for public information meetings for area residents and a planning committee working to develop a detailed land use plan for the area. Planning staff have recommended that the request be denied due to the following: 1) the number of manufactured home parks currently in the south Wichita area; 2) availability of considerable acreage currently zoned or more suitable for this use; 3) effect of reducing property values for surrounding houses; slow appreciation, or depreciation of units in manufactured home parks; and, 4) the effect of reducing the demand on existing affordable housing in need of revitalization in the community.

**Ward** asked if residents had expressed opposition. **Miller** explained that opposition did exist and seemed to be associated with several factors: 1) a previous misperception that site-built homes would be constructed at the location; 2) existing and adequate supply of manufactured housing; and 3) direct opposition by residents adjacent to the site.

A question arose about a university that had published results of a study indicating that manufactured homes appreciate at less rate than other homes or not at all. **Miller** stated the university was either North or South Carolina.

With no further questions from the Board for Planning staff, **Stan Lawrence, agent for El Caudillo and a representative of Affordable Reputable Communities (ARC)**, presented information about the intended project. He stated that ARC had developed approximately 200 “communities” through establishing a new location or buying and redeveloping an existing location through upgrading. The property of issue was purchased through the purchase of El Caudillo. He noted that the manufactured home industry had changed for the better over the years with 33% of existing homes being manufactured homes. He stated that this community would be similar to a gated community with trees, pool, and fencing. Lawrence also reported that the existing gravel road leading to 47<sup>th</sup> Street would be paved. ARC would also help the church located nearby with paving of the parking lot.

Several members of public spoke in opposition. Recognizing that even though the intent was to build a better quality MHP than the existing parks, concerns included depreciation of other homes in the area and increased traffic.

**Action: Receive public comments.**

**New Business**

**Century-Pacific Company/Windridge Apartments**

Tammy Highbarger, Property Manager of Windridge Apartments, presented information about an application for government assistance to rehabilitate the low-income housing located on 27<sup>th</sup> Street on the west side Meridian. She explained that the apartment building had been built in 1969 and is in need of renovation including updates for safety and to comply with the American Disabilities Act (ADA). She stated that the owner of Century Pacific had applied for the tax credit with HUD to

provide affordable housing with conventional standards in the area. Highbarger stated that the information presented tonight was intended to provide information and seek support for the application.

Questions from the Board were then taken. **Kessler** asked if the company is a non-profit?

**Highbarger** stated yes, and added that although she didn't know much detail about the tax-credit process, she knew that the investor becomes entitled to the tax credit. **Council Member Gale** stated that the investors purchase the property. He then introduced **Roy Johnson, Housing Department Director**, and asked him to provide more information. Johnson stated that a company can be eligible for the tax credit with either a for-profit or non-profit status. He stated that the funding comes from the investors and the use of it for improvements must have accountability. He stated that this apartment building is classified as Section Eight housing with HUD requiring tenants to meet income guidelines; therefore, Kansas Department of Housing (KDOH) must approve the tax credit.

**Highbarger** noted that the rental rate for the apartments is varied according to the number of bedrooms, and that the residents represent a variety of ages and incomes. She also stated that the renovating would be completed gradually to create the least disruption to the residents.

**Recommended Action: Receive and file.**

### **Minimum Housing Standards**

Kurt Schroeder, Office of Central Inspection, presented the proposed minimum standards required for housing by referring the DAB Members to the handouts provided. He noted that the Minimum Housing Code for safe and sanitary conditions had not been updated since 1962. Schroeder reported that staff has revised the information by providing definitions and clarifying the wording to make the standards more enforceable by inspectors and judges. For example, "workmanlike manner" has been defined as "installed according to manufacturer standards," noted Schroeder. He explained that tenants could also be held responsible for certain conditions, such as screening on doors and window.

(Officer Diehl left the meeting to respond to a call for assistance.)

The Board asked the following questions:

- Koon asked if existing structures would be grandfathered. Schroeder stated that they would not; structures must be maintained to minimum code but enforcement will most likely be complaint-driven.
- Ward asked if the inspections for these codes will be conducted with other permit work. Schroeder stated that an official inspection would not be part of another inspection but if a code violation is noticed, it will be investigated.
- Wells asked that OCI be patient with Delano, and Schroeder responded that the inspectors typically have about 3,500 cases to manage at one time so the enforcement could not use an aggressive approach.

Board Members expressed support for the proposed

**Recommended Action: Board comments expressed support of the proposed standards.**

### **Amendments to Unified Zoning Code**

Planning Department will present a briefing on the recommended amendments to the Unified Zoning Code. The Metropolitan Area Planning Commission will consider the amendments on March 8.

**Recommended Action: Provide recommendation to approve, or amend accordingly.**

## **BOARD AGENDA**

### **1. Community Police Report**

Community Police Officers for the area will provide a report of concerns and incidents.

**Recommended Action: Receive and file.**

### **2. Neighborhood University**

District Advisory Board Members who participated in the DAB Roundtable Discussion at the Neighborhood University on Saturday, February 24, will provide a brief report.

**Recommended Action: Receive and file.**

### **3. Neighborhood Issues/Reports**

An opportunity is given for District Advisory Board Members to report on events and issues in their neighborhoods.

**Recommended Action: Take appropriate action, if needed.**

## **OTHER**

### **4. Public Information Session on the Capital Improvement Program (CIP)**

The City Manager's Office will host two public workshops to provide citizens an opportunity to give input on future capital improvement projects. A simulated committee review is scheduled for District Advisory Board Members, neighborhood groups, and citizens at 7:00 p.m. on March 14 and March 15 at Century II. Districts I, II, & III will meet on Wednesday, March 14, and Districts IV, V, & VI will meet on Thursday, March 15.

**Recommended Action: Receive and file.**

### **5. Next Meeting**

The next scheduled meeting of the District IV Advisory Board will be held on April 4, 2001 at 7:00 p.m. in the Stanley/Aley Neighborhood Center unless a second meeting on March 21, 2001 is determined to be needed.

**No Action Required.**

**Adjournment**

**Guests**

Donnah Taylor

## DISTRICT IV ADVISORY BOARD

### MINUTES

**Wednesday, February 7, 2001**

7:00 p.m.

Stanley/Aley Community Center, 1749 South Martinson

#### Call to Order

**Council Member Gale** called the meeting to order at 7:00 p.m.

#### Approval of Minutes

**Council Member Gale** asked if there were any changes to the minutes of the January 17, 2001 DAB meeting. **Koon (McGinty)** made the motion to have the date changed from January 10, 2001 to January 17, 2001. (6-0)

#### Approval of the Agenda

**Council Member Gale** asked if there were any changes to the agenda. **McGinty (Ward)** made a correction to the date on the minutes from January 10, 2001 to January 17, 2001. (6-0)

#### **Public Agenda**

##### **1. Scheduled items – None submitted**

##### **2. Off-agenda items**

##### **3. Community Police Report**

**Ward** said a meeting was held concerning the amount of burglaries occurring along South Seneca and Broadway. **Officer Mellard** said the police had identified some of the burglars, and know of some that are still at large. The meeting was held in order to make residents aware of these burglaries, methods used, and identify suspects. **Koon** asked about the response to the meeting--if many people attended. **Officer Mellard** said they had a good turnout. The officers had passed out over 3,000 flyers to area residents and businesses.

*Action: Received and filed.*

#### Planning Agenda

**No items submitted.**

#### Public Works Agenda

**No items submitted.**

## Unfinished Business

**None submitted.**

## New Business

### **4. Charter Ordinance on Council Compensation Increase**

**Donnah Taylor, 514 W. 34<sup>th</sup>**, said there was no need to have a mayor if a manager's position exists. She feels that is the same as having two (2) mayors. She suggested using the manager's salary to give the council members a raise.

**David** said it is too much money too fast. The raise should be done in increments. The raise should only be given to full-time council members and full-time mayor. He agreed that it's not necessary to have a manager. **Ward** asked if he didn't want a manager. **David** responded that he didn't think we needed a manager if we have a mayor. **Ward** stated that the City seems to be moving forward and said that having both a mayor and a city manager has been a help to Wichita.

**McGinty** handed copies of information regarding pay increases that the Dallas, Texas City Council had received for each member of the Board. He read highlights of the Dallas proposal: Council members, including the mayor, are paid \$50 for each meeting they attend. Among the 10 largest cities in the country, Dallas and San Antonio do not pay their council members full-time salaries. The 15-member council presides over the ninth-largest city in the country, with a \$1.8 billion budget and more than 12,000 city employees. The last time voters approved a pay increase for the City Council was in 1968. That was when the per-meeting payment went from \$20 to \$50. McGinty is in favor of the council members having an increase, as long as the city manager is eliminated from Council compensation. He is against the mayor receiving \$75,000, when there is also a city manager. He questions the amount of the increase for the mayor, when there is a city manager.

**Taylor** asked for a description of the City Manager's job. **Council Member Gale** answered that he is the Chief Executive of the City. **Taylor** wanted to know what the mayor's job description is. **Council Member Gale** said he chairs committees, meets appointments and represents the City. His duties are similar to that of the Council members.

**Koon** stated that he opposes having a full-time mayor. He also opposes the mayor and the city manager having executive salaries. After much deliberation, he suggested submitting the issue to voters of the City of Wichita.

**Wells** said he feels the mayor and the council members are underpaid and need additional compensation. Wells said that he could not support the increase due to the wording of the information, however. The last paragraph of the information states: "The District Advisory Boards are requested to review this item within the next 30 days (month of February) and to return with a recommendation clearly indicating either support or denial of a salary increase." **Wells** said that he does support a "modest increase to the council members", but he cannot give the council a definite recommendation to either support or deny the proposed increases. **Ward** said that he agrees with Wells--give a small increase and review the issue again at a later date.



**Koon** stated that it appeared that two (2) concepts exist: 1) accept mayor and council members as full-time workers and compensate them for their time; and 2) change their duties and responsibilities to part-time.

**Kessler** said he likes the structure the way it is set-up. He believes the increase is very justifiable.

**Koon (Kessler)** made the motion to recommend disapproval of the increase until the public is allowed to vote. When an election is done, we will support the decision of the public. (6-0)

*Action: The Board unanimously recommended the Council Compensation Issue be subject to a public vote. The Board will make a recommendation based on the outcome of such a vote.*

#### Board Agenda

#### **5. Report on Police Department Focus Group**

DAB members did not participate in the meetings.

*Action: Received and filed.*

#### **6. Neighborhood Issues/Reports**

**Ward** said the South West Neighborhood Association had nothing to report. There will be a Cruiser meeting on April 21<sup>st</sup> at 10:30 a.m. about the parade on Pawnee and 31<sup>st</sup>.

**Koon** informed the public that the Mini-City Halls are being remodeled with CDBG funds. He had the plans available for anyone to see.

**Wells** informed the public that the continuation of the Delano Plan was to be at the MAPC public hearing.

**Crandall** informed the board of the Spring Yard Clean Up. Lawrence Elementary School 5<sup>th</sup> grade class will be spending a day in the community to assist with yard clean up. The clean up date is scheduled for a Friday in April.

*Action: Received and filed.*

#### Other

#### **7. Neighborhood University /DAB Session**

Wayne Wells and Paul Ward volunteered to participate in a DAB roundtable session for Neighborhood University, February 24, at the Sedgwick County Extension Center.

*Action: Wayne Wells and Paul Ward will participate on the Neighborhood University DAB roundtable session.*

**Council Member Gale** received a resignation from Bonny Johnson-Patrick. She is heading the River Festival Board for this year. He also received a notice from the Sedgwick County Manufacturing Housing Association. They want to have DAB IV attend one of their meetings.

Being no further business, **Council Member Gale** adjourned the meeting at 7:55 p.m.

**Submitted by,**

**Fátima Crump**  
**Neighborhood Assistant**